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**Regular Commission Meeting Minutes**  
**May 14, 1015 – 1:30 pm**  
**2 Marine Drive, Boardman, Oregon 97818**

**I. CALL TO ORDER AND INTRODUCTIONS**

Joe called the meeting to order at 1:30 p.m.

**Commissioners Present:** Rick Stokoe, Joe Taylor, John Murray, Kelly Doherty, and Joel Peterson

**Staff Present:** Lisa Mittelsdorf, Mark Patton, Jason Hendricks, Jacob Cain, Tim Patton, Anna Browne, Brandy Warburton, Chad Snyder, Miff Devin, and Erika Morton

**Visitors Present:** Jake Madison, Craig Reeder, Torrie Griggs, Kalie Davis, Mike Hughes, Kelly Morgan,

**By Zoom Meeting:** (Guests) Brandon Hammond, Sam Tucker, Griffin Beach, Now, Ryann Gleason, John Doherty, Kirby Garrett, Aaron Palmquist, David Sykes, iPhone 3, Jackie E, Lisa Pratt, Kim Cutsforth, MC Planning, Jim Doherty,

**II. PUBLIC COMMENT PERIOD – None given**

**III. CONSENT AGENDA**

**A. April 9, 2025, Regular Commission Meeting Minutes**

**B. May 7, 2025, Special Commission Meeting Minutes**

**C. May 7, 2025, Commission Workshop Minutes**

Rick made the motion to approve the consent agenda items. John seconded the motion. No further discussion was had. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

**IV. LEGISLATIVE UPDATES**

- A. Federal** – Kirby presented an update for federal legislative matters. The reconciliation process is underway. House and Senate committees are holding hearings on 2026 spending

bills. We should learn what earmark projects are included in those bills in the next couple of months. One program that would be boosted under the Trump administration is the Port Infrastructure Development Program, which is administered by MARAD.

- B. State** – Ryann gave an update for the state legislature. We are in the final 3<sup>rd</sup> of the session, which is moving along. The death of Sen. Aaron Woods affects the passing of a transportation package. Hopefully we will see a first draft of HB 2025, which is the transportation package. The May revenue forecast was released today. It is \$755 million less for the general fund and lottery funds than was forecasted several months ago. She talked about the hearing yesterday regarding the nitrate issue in LUBGWMA. The committee will receive a tour of the region. There has been no movement on the SIP bill. She answered questions from Joe and John.

## **V. OLD BUSINESS**

- A. CDA Update** – Joe gave a recap of the last meeting. The road construction has been delayed due to budget issues. John asked about the 7 million road grant and a grant from UEC. There was a discussion by all regarding the possibility of the Port being the fiscal agent again. The commission shares the consensus that the Port should not be carrying the CDA finances. There is discussion for the executive session.
- B. WIFIA Update** – Mark said they had a meeting last week and they are receptive to the proposed changes in design of Secondary Treatment. Joe asked about a timeframe and Mark replied that any design changes are 9 -12 months out.
- C. CWSRF Update** – The DEQ meeting went well and there were no concerns about changing secondary treatment and receptive to reduced costs. Lisa and Mark answered questions from the commissioners. We will continue to apply for the additional \$50 million funding.
- D. Morrow County Clean Water Consortium Update** – Lisa said they didn't have a quorum, and the meeting has been rescheduled for May 20. They're still moving forward with funding requests from the State. The DEQ fines we paid will come back to Morrow County through OHA for clean drinking water. There was a discussion on any requirements for how the monies can be applied.
- E. Secondary Treatment** – Mark led a discussion with the commission and he and Jacob answered questions. Staff strongly recommends moving forward with the reactors which would address solids build up over time. Craig Reeder and Jake Madison also contributed to the discussion. The commission gave their consensus to move forward exploring options.

John made the motion to support the latest secondary treatment design for batch reactors presented at the most recent workshop. They support the technology used for treatment and potential for reduced costs. Rick seconded the motion. No further discussion was had. The

motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

- F. Farm 6 Management Agreement** – Lisa said there will be a discussion regarding this in executive session which will require a motion after.

- G. Policy Update – Resolution 2025-03 Adopting Updated Public Contracting Policy** – Brandy explained this is an update to our existing policy.

John made the motion to approve Supplemental Public Contracting Rules, as Modified by Resolution 2025-03, A Resolution of the Port of Morrow Board of Commissioners Adopting Supplemental Public Contracting Rules and Prescribing Rules of Procedure for Public Contracting. Joel seconded the motion. There was no further discussion. The motion passed unanimously.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - Yes

- H. Policy Update – Public Records Request Policy** – Brandy said we are not asking to change the policy, but to start following it. Lisa said she wanted to bring it to the commission's attention that we have spent \$91,000 managing public records requests. John asked for clarification regarding lawyers who have been involved in fulfilling the requests verses staff. Rick stated there's a distinction between an easy 5-minute request that's easy to fill but it's another matter when it takes a lot of time. He'd like us to take a look at other rate structure fees. Sam Tucker provided background regarding recent requests that have inundated the Port. The commission will revisit this next month when a comparison of rates is available.

- I. Other** – Lisa stated the pass-through grant from \$2.5 million for the cities of Heppner and Ione is moving through and being processed.

## **VI. NEW BUSINESS**

- A. AWS Update** – Kalie Davis provided a verbal and printed update regarding the economic impact of AWS in Morrow County. There has been roughly \$23 billion invested between capital and operating expenses since 2011. There are over 3,400 full-time jobs in Morrow County. She also talked about various programs and involvement in Morrow County communities. The commission voiced appreciation for the update.

- VII. Other** – Lisa said to watch for some short videos from the school district that focus on people who receive college tuition money. The dual credit program is funded by CREZ through the Morrow County Education Foundation.

**VIII. STAFF REPORTS**

- A. Project Updates** – Mark, Tim, and Jacob gave the project reports. Farm 6 will be ready to go in the spring. Liner is being installed into the lagoon at Farm 3. It's on schedule. It will likely need long-term dust control for wind events. "A lot" of dirt is being moved at Farm 4 for the lagoon there. Airport projects are moving forward. Well 3 at the airport is expected to be ready by early June. The pipeline to PDX 202 is almost complete. It's down to punch list items. Gar Swanson expansion is complete except for striping, which will be done by the end of month. There's been a request to extend Rupe Kennedy Road at the BPA substation. Heppner flood mitigation had a walk through yesterday. About 10 vendors were in attendance. Freshwater treatment facilities should start within the next week or two.
- B. Maintenance Update** – Erika showed photos of projects, including the Airport, Farm 3 Pond, Farm 5, Farm 4 Pond, Well 6, and Gar Swanson, while Tim and Mark answered questions. Tim presented a maintenance report. Lisa remarked that we will no longer be providing landscaping maintenance for Burnt Field. Boardman Foods will be leasing the entire Barenbrug building in about a month. We will have a little remodeling to do once Barenbrug moves out. A few locations within East Beach have had landscaping installed.
- C. Financial Update** – Jason gave the financial update and answered questions.
- D. Usage Reports** – The commission reviewed the reports in their packets. Jason answered questions. Torrie answered Joe's question about the Virtual Learning Academy visit to the SAGE Center.
- E. Other** – Lisa asked Torrie to talk about changes coming to the STEAM program in the Think Big Space. The Think Big Space instructor will become a Port employee which will provide more flexibility in using that space.

John asked about funding for the Morrow Education Foundation and if money had been sent to the districts yet. Lisa replied that it had not. John requested that a meeting be held soon so the funds can be disbursed.

Torrie gave a brief update regarding the emails from the Boardman Chamber going to junk mail. The Balloon ride has been officially removed from the SAGE Center.

**IX. OTHER REPORTS**

- A. WCVEDG** – Kim stated she is very excited to hear about flood mitigation. She gave an update for the various WCVEDG projects in Heppner.

**B. BCDA** – Torrie gave an update for BCDA, including the incubator project. John asked about the property purchased by Good Shepherd and where the incubator project would be located. Torrie said the Good Shepherd property is across from the grocery store, the incubator project is on front street and the dog park property has been sold for a new hotel and will be relocated soon.

**C. ICABO** – Joel reported the meeting will be tomorrow.

**D. Other** – There were no other staff reports.

**X. FOR THE GOOD OF THE ORDER** – Rick stated that with election season, he's had conversations around the county, and he hears that we are still struggling with releasing communication from the Port. He asked about the newsletter and asked if it would be published soon. Lisa said we are meeting monthly to decide how we are going to tackle communications. Rick said social media isn't enough because not everyone is on social media.

**XI. UPCOMING EVENTS:**

<b>May 15</b>	<b>3:30 PM</b>	<b>POM Budget Committee Meeting</b>
<b>June 10-12</b>		<b>PNWA Summer Conference, Bellingham, WA</b>
<b>June 11</b>	<b>1:30 PM</b>	<b>POM Regular Commission Meeting</b>

Lisa asked if anyone would be attending the PNWA meeting. No one replied. Mark will be gone June 11, but commissioners remarked that June 11 will still work as a meeting date.

Joe asked about the CEO review. Lisa said it's in May. Brandy said it will be advertised for the next meeting.

**XII. EXECUTIVE SESSION** – Joe read the following statement and recessed the open session at 3:39 PM.

The Port will hold an executive session meeting for the permissible reason(s) stated below under ORS 192.660(2). Representatives of the news media and designated staff and other persons shall be allowed to attend the executive session. All other members of the audience will be asked to leave the room. The public virtual Zoom Meeting link will be closed during the executive session as permissible executive session meetings are not subject to HB2560. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision will be made in this executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room in-person and open the public virtual Zoom Meeting link again.

**A. For the Purpose of Consideration of Deliberations with the Port's Executive Director and Other Staff Members Who Have Been Designated by the Port to Negotiate Real Property Transactions – ORS 192.660 (2)(e)**

**B. For the Purpose of Consultation with Counsel Concerning the Legal Rights and Duties of a Public Body with Regard to Current Litigation or Litigation Likely to be Filed – ORS 192.660 (2)(h)**

Joe reconvened the regular session at 5:45 PM.

Joel made a motion that the Port of Morrow be the fiscal agent for the CDA for a short period of time. Rick seconded the motion for the sake of discussion. Sam asked for clarification on the date and suggested that a date be set. The date could be extended but it would be in place when Joe uses persuasion that there's a deadline. Joel amended his motion with a deadline until July 1, 2025. Rick seconded. Sam recommended August 1. There was additional discussion regarding employee contracts and the possibility of making the transition smoother for future fiscal agents. Joel amended his motion to change the date to August 1, 2025. Rick seconded the amendment. There was no further discussion. The motion passed four in favor to one opposed.

Joel Peterson – Yes

John Murray - Yes

Joe Taylor - Yes

Rick Stokoe - Yes

Kelly Doherty - No

Kelly said she understands the importance, but said we've kicked the can down the road long enough and that the CDA needs to understand they need to make decisions. John agreed.

John made a motion that we propose to the CDA that the executive director be a contract position. Kelly seconded the motion. Lisa remarked that in this case, "contract" should be defined as a contract to supply work, not a contract employee and Emily could be a employee of that contract. John amended his motion to mean a contract to supply work to the CDA. Kelly seconded the amendment. Joel asked if it could be amended to include a job description and Kelly agreed that the contract should include the scope of work and details. Sam asked for clarification if the CDA would be providing this contract, not the Port of Morrow. John said it would be under the CDA.. Rick asked why we as a port commission were taking action to recommend this. John was hoping that we would have a unanimous or majority decision to give Joe something to stand on in the meetings, to provide direction. John amended his motion to say that we would like to have our port representative make a motion to hire an independent contractor to provide executive director services to the CDA – Kelly asked if we wanted to limit it to executive director or service. John replied "management services" for the CDA. Kelly seconded the amendment. John said that the purpose of the motion is to simply clean up the ability for someone else to take over as a fiscal agent so that the fiscal agent isn't entangled. Rick feels more comfortable making a recommendation rather than demanding. John rescinded his motion.

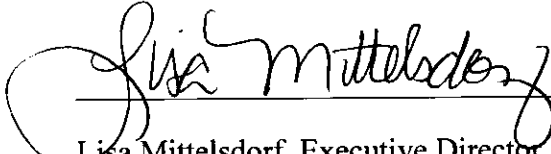
Rick started to make a motion to authorize staff to continue to negotiate a farm management agreement, but he rescinded the motion because there are additional questions that the commissioners would like answered before the agreement is signed. Lisa already has the authority to negotiate.

John asked about a lot sale at Kinzua. Lisa replied that Jacob talked to the surveyor and sent him a map. Mark replied that it's moving forward. It will be around 90 days.

John asked about the industry meetings and if it's possible to listen. Lisa replied yes. Rick replied that if we have a quorum, it should be advertised.

Joe adjourned the meeting at 6:08 PM.

Submitted by:

  
Joe Taylor, Commission President  
Lisa Mittelsdorf, Executive Director

**PORT OF MORROW**  
**Regular Commission Meeting**  
**May 14, 2025**

**SIGN-IN SHEET**

<b>NAME</b> <b>PLEASE PRINT</b>	<b>COMPANY</b> <b>REPRESENTING</b>	<b>PHONE NUMBER</b>	<b>EMAIL</b> <b>ADDRESS</b> (If we don't have it)
Craig Reeder	MRI	541-571-8630	
Jake Madison	MRI	541-571-0569	
Toni Griggs	-		
Katie Davis	AWS		
Anna Brown	KOM		
MIKE Auer	Bakersfield Fire		
Kelly Morgan	Leas Weston		



Port of Morrow Commission  
Public Comment Sign-in Sheet



If you are interested in addressing the Commission under the Public Comment portion of the Agenda, please sign-in below before the meeting starts. A copy of the Public Comment Policy is available to any member of the public who wishes to speak.

DATE: May 14, 2025

FULL NAME:

PHONE:

TOPIC:
